

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2001

# HOUSING AUTHORITY OF THE CITY OF WASHINGTON, GEORGIA

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the City of Washington

**PHA Number:** GA144

**PHA Fiscal Year Beginning:** (mm/yyyy) 01/01/2001

**PHA Plan Contact Information:**

Name: Vivian Walker, Acting Executive Director

Phone: 706 678-3261

TDD: GA Relay Service: 1-800-255-0056

Email (if available): hacw@g-net.net

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**PHA Programs Administered:**

- ☐ Public Housing and Section 8      ☐ Section 8 Only      ☒ Public Housing Only

# Annual PHA Plan

## Fiscal Year 2001

[24 CFR Part 903.7]

### **i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

<b>Contents</b>	<u><b>Page #</b></u>
<b>Annual Plan</b>	
i. Executive Summary (optional)	
ii. Annual Plan Information	
Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	3
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	
A. Resident Advisory Board Consultation Process	4
B. Statement of Consistency with Consolidated Plan	5
C. Criteria for Substantial Deviations and Significant Amendments	11
<b>Attachments</b>	
<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment D: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment G: Action Plan for the PHAS Resident Survey	

## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

**This Section is left blank since it is optional.**

### **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**We have made numerous changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.**

- Updated our public housing Admissions and Continued Occupancy Policy**
- Updated our public housing Grievance Procedure**
- Updated our public housing Dwelling Lease**
- Updated our Pet Policy**

**In addition, we have made the following significant discretionary changes:**

- Increased our minimum rent from \$25 to \$50**
- Increased our Security Deposit from \$100 to \$150**

### **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$ 231,780**

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

#### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment ga144c01

## **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment ga144b01

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for      units <input type="checkbox"/> Public housing for      units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for      units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☒ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name) ga144f01
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
☐ Yes ☐ No: below or  
☐ Yes ☐ No: at the end of the RAB Comments in  
Attachment\_\_\_\_\_.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ga144f01.
- ☐ Other: (list below)

### **B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Georgia
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- The Housing Authority of the City of Washington will continue to provide a drug free workplace.
  - The Housing Authority of the City of Washington will continue to maintain its public housing units in a decent, safe and sanitary condition.
  - The Housing Authority of the City of Washington has successfully eliminated the risk of lead based paint poisoning in all of its public housing units.
  - The Housing Authority of the City of Washington will continue to renovate its public

housing units utilizing Capital Fund Program funds provided by HUD.

- The Housing Authority of the City of Washington will continue to meet the special needs of families with disabilities by providing reasonable accommodation and accessible housing in the public housing program.
- The Housing Authority of the City of Washington will continue to market its public housing program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in the City of Washington.
- The Housing Authority of the City of Washington Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:
  1. Provide improved living conditions for very low and low-income families while maintaining their rent payments at an affordable level.
  2. To operate a socially and financially sound public housing agency that provides violence and drug-free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
  3. To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
  4. To attempt to house a tenant body that is composed of families that is representative of the range of incomes of low-income families in our jurisdiction.
  5. To facilitate the judicious management of our inventory and efficient management of our staff.
  6. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

Our agency is part of the entire effort undertaken by the City of Washington, and the State of Georgia to address our jurisdiction's affordable housing needs. While we cannot ourselves meet the entire need identified in the Consolidated Plan, in accordance with our goals and objectives included in this Plan, we will try to address some of the

identified need by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to enhance the affordable housing available in our community. We intend to continue working with our local partners to try and meet these identified needs.

This year we expect to continue to utilize the funds we receive for our existing programs to house people. We will be focusing on management improvements and modernization. Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may change over the coming year if there are program changes beyond our control.

☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The following information is taken from the State of Georgia Consolidated Plan Executive Summary and Annual Action Plan for FFY 1999 Consolidated Funds.

**Executive Summary**

The Consolidated Plan Executive Summary, prepared in April, 1999, reports that the housing and community development needs of Georgians are:

- ☐ Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- ☐ 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- ☐ 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low-income households.

- ❑ 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low-income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- ❑ Insufficient income is the single largest barrier to affordable housing.
- ❑ Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income households are at high-risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

### The Housing and Community Development Strategic Plan

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and
- (2) priorities to improve the production capacity of Georgia's affordable housing providers.

#### Direct Benefit Priorities:

- ❑ to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
- ❑ To increase the number of Georgia's low and moderate-income households who have achieved and are maintaining home ownership free of overcrowded and structurally substandard conditions.

#### Strategic Plan Five-Year Objectives

- ❑ The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
- ❑ Rehabilitate or construct 5,505 affordable rental units

- ❑ Provide rental assistance for 44,700 households
- ❑ Assist 6,750 households to achieve or maintain home ownership in housing free of overcrowded and structurally substandard conditions.
- ❑ Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
- ❑ Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

### Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs. Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

### Action Plan For SFY 2000

The following activities are extracted from the State of Georgia Annual Action Plan for FFY 1999 Consolidated Funds, an Update to the State's FFY 1995 Consolidated Plan. The Update was prepared in April, 1999.

### Part VI. Action Plan

Activities planned for SFY 2000 to meet the State's housing priorities and objectives include:

- ❑ Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- ❑ Assist 1,498 low or moderate- income households achieve or maintain home ownership.

- ❑ Provide 1,000 low or moderate -income households with rental assistance.
- ❑ Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- ❑ Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPE I (Public Housing Home ownership) to address home ownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

#### Part VI, Section I. Georgia's Activities to met the State's Housing Priorities and Objectives

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the Housing Authority of the City of Washington. The Priorities and Objectives are listed as follows:

Priority:            to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective #1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 431 low, and 290 moderate income households.

Objective #2: Provide 4,950 extremely low, and 1,100 low income households with rental assistance.

(This objectives refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority:            To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective #3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain home ownership in housing free of overcrowded and structurally substandard conditions.

Priority:        To increase the access of Georgia’s homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective #4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority:        To increase the access of Georgia’s Special Need populations to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective #5: Make 358 funding awards to organizations or households that assist 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia’s Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of Community Affairs continuing to administer the program in Georgia’s 149 counties.)

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency

and which require formal approval of the Board of Commissioners.

## Attachment ga144a01

### Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
NA	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> <li>Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>Coordination with other law enforcement efforts;</li> <li>Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A &amp; O Policy</p>	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	<p>Other supporting documents (optional) (list individually; use as many lines as necessary)</p> <p>Action Plan for the PHAS Resident Survey</p>	<p>(specify as needed)</p> <p>Annual Plan, Attachment F</p>



**Attachment ga144b01**  
**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b>  Housing Authority of the City of Washington	<b>Grant Type and Number</b> Capital Fund Program: GA06P14450101 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2001
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	29,320			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	162,000			
11	1465.1 Dwelling Equipment—Nonexpendable	35,460			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

**Attachment ga144b01**  
**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b>  Housing Authority of the City of Washington	<b>Grant Type and Number</b> Capital Fund Program: GA06P14450101 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2001
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<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	231,780			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Attachment ga144b01****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Washington		Grant Type and Number Capital Fund Program #: GA06P14450101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA144-4	Install new HVAC system	1460	36 units	72,000				
GA144-4	Replace water heaters	1465.1	36 units	12,600				
GA144-4	Replace stoves and refrigerators	1465.1	36 units	22,860				
GA144-4	Upgrade electrical systems	1460	36 units	18,000				
GA144-4	Modernize kitchens	1460	18 units	72,000				
HA Wide	Physical Needs Assessment	1430	119 units	5,000				
HA Wide	Public Housing Operations	1406		29,320				

**Attachment ga144b01****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Washington			Grant Type and Number Capital Fund Program #: GA06P14450101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
GA144-4	12/31/02			12/31/03			
HA Wide	12/31/01			12/31/01			

## Attachment ga144c01

### Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA144-1,2,3,4	P H A Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
GA 144-1		
1460    Install new HVAC Systems 10 units @ \$2,000. Per system	\$20,000.00	01-01-2002
1465.1 Replace water heaters-10 units @ \$350.	\$3,500.00	
1465.1 Replace Stoves & Refrigerators 10 units @ \$635.	\$6,350.00	
1460    Upgrade electrical systems 10 units @ \$ 500.	\$5,000.00	
1460    Public Housing Operations	\$12,130.00	
	<b>SUBTOTAL \$46,980.00</b>	
GA 144-2		
1461    Install new HVAC Systems 40 units @ \$2,000. Per system	\$80,000.00	
1465.1 Replace water heaters 40 units @ \$350.	\$14,000.00	
	<b>SUBTOTAL \$94,000.00</b>	
GA 144-3		
1460    Install new HVAC Systems 8 Units @ \$2,000. Per system	\$16,000.00	
1465.1 Replace water heaters 8 units @ \$350.00	\$2,800.00	
1460    Modernize kitchens 8 units @ \$4,000.00	\$32,000.00	
	<b>SUB TOTAL \$50,800.00</b>	
GA 144-4		
1460    Install VCT Floor Tile – 36 units @ approx. \$1,111.11	\$40,000.00	
	<b>SUBTOTAL \$40,000.00</b>	

Total estimated cost over next 5 years	\$231,780.00	
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Attachment ga144c01

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<div> <input checked="" type="checkbox"/> Original statement           <input type="checkbox"/> Revised statement         </div> <div>CFP 5-Year Action Plan</div>		
Development Number	Development Name (or indicate PHA wide)	
GA144-1,2,3,4,6	P H A Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (PHA Fiscal Year)

GA 144-1		
1450 Site Improvements: landscaping, sidewalks 10 units @ \$1,000.	\$10,000.00	01/01/2003
1408 Management Improvements- Office	\$15,000.00	
1475 Non-dwelling Equipment- Maintenance Vehicles 2 trucks and one trailer	\$60,000.00	
Non-dwelling Equipment- tractor with front end loader-backhoe	\$40,000.00	
	<b>SUBTOTAL \$125,000.00</b>	
GA 144-2		
1450 Site Improvements: landscaping, patios 40 units @ \$1,000.	\$40,000.00	
	<b>SUBTOTAL \$40,000.00</b>	
GA 144-3		
1450 Site Improvements: landscaping 8 units @ \$1,000.	\$8,000.00	
	<b>SUB TOTAL \$8,000.00</b>	
GA 144-4		
1450 Site Improvements: landscaping, patios 36 units @ \$1,000.	\$36,000.00	
	<b>SUBTOTAL \$36,000.00</b>	
GA 144-6		
1450 Site Improvements: landscaping , patios 25 units @ \$911.	\$22,780.00	
	<b>SUB TOTAL \$22,780.00</b>	
<b>Total estimated cost over next 5 years</b>	<b>\$231,780.00</b>	

## Attachment ga144c01

### Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan	
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement	
Development Number	Development Name (or indicate PHA wide)
GA144-1,2,3,4,6	P H A Wide

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
GA 144-1 1460 Dwelling Structures – modernize Kitchens 10 units @ \$4,000. 1470 Non-Dwelling Structures – AMC Building and/or maintenance	\$40,000.00 \$75,000.00 <b>SUB TOTAL \$115,000.00</b>	01/02/2004
GA 144-2 1460 Dwelling Structures – Modernize Kitchens 14 buildings @ \$4,000. (Already have 6 buildings on FFY 2000 @ \$24,000.)	\$56,000.00 <b>SUB TOTAL \$ 56,000.00</b>	
GA 144-3 1450 Site Improvements: repair driveways	\$3,000.00 <b>SUB TOTAL \$3,000.00</b>	
GA 144-4 1450 Site Improvements: landscaping, sidewalks, patios 1460 Dwelling Structures: add porches (front & back) and termite treatment	\$9,780.00 \$40,000.00 <b>SUB TOTAL \$49,780.00</b>	
GA 144-6 1475 Non-dwelling Equipment: Commercial Lawn Tractor/Mower	\$8,000.00 <b>SUB TOTAL \$8,000.00</b>	
<b>Total estimated cost over next 5 years</b>	<b>\$231,780.00</b>	

## Attachment ga144c01

### Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan	
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement	
Development Number	Development Name (or indicate PHA wide)

GA144-1,2,3,4,6	P H A Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
GA 144-1 1460 Dwelling Structures: Replace Roofs 5 Buildings @ \$4,000.  GA 144-2 1450 Site Improvements : landscaping, install off the street parking  GA 144-3 1460 Dwelling Structures: Replace Roofs 8 buildings @ \$4,000.00  GA 144-4 1460 Dwelling Structures: Modernize Kitchens 18 units @ \$4,000. (First 18 units of Harper St. are on FFY 2001 to be modernized)  GA 144-6 1460 Dwelling Structures: termite treatment 1450 Site Improvements: landscaping, driveway add and repair	<div>\$20,000.00</div> <div><b>SUB TOTAL \$20,000.00</b></div> <div>\$64,780.00</div> <div><b>SUB TOTAL \$64,780.00</b></div> <div>\$32,000.00</div> <div><b>SUB TOTAL \$32,000.00</b></div> <div>\$72,000.00</div> <div><b>SUB TOTAL\$ 72,000.00</b></div> <div>\$15,000.00</div> <div>\$28,000.00</div> <div><b>SUB TOTAL \$43,000.00</b></div>	<div>01/01/2005</div>
<b>Total estimated cost over next 5 years</b>	<b>\$231,780.00</b>	

## Required Attachment ga144d01: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Ms. Lizzie White

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): 5-year term expires 02/08/2003

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? NA

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

## **Required Attachment ga144e01: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

1. Ms. Lizzie White (GA144-1)
2. Mary Lou Norman (GA144-2)
3. Norman Dunson (GA144-3)
4. Christine Shank (GA144-4)
5. Fred Weems (GA144-6)

## **Attachment ga144f01 - Housing Authority of the City of Washington Resident Advisory Board Recommendations**

### **1. Resident Advisory Board Recommendations**

- a.** “Things are a whole lot better – they look better and apartments are so nice that have been worked on around here”: Mary Lou Norman, 136A School Street, Washington, GA (GA144-2).
- b.** “Areas are looking better in all areas – grounds look better. People seem to be better housekeeping and acting better – definite improvements in all areas of apartments on all streets (3 locations)”: Norman Dunson, 167 Independence Street, Tignall, GA (GA144-3).
- c.** “Housing Authority is doing a wonderful job – making wonderful progress in fixing up apartments and residents are very appreciating and seem to be fixing up more – will tell you if I have any problems”: Christine Shank, 117A Harper Street, Washington, GA (GA144-4).
- d.** “Would like to see No Loitering signs put up near the elderly units. Things definitely look better everywhere – more work going on in apartments”: Fred Weems, 611B Anderson Street (GA144-6).
- e.** “I have seen some improvement in the last year, but there is a lot more need to be done. We need to enforce the Housing Authority rules as far as the tenants go. When a tenant has a complaint you need a person such as a Resident Assistant to bring in their complaint”: Lizzie White, 307 McGuire Street, Washington, GA (GA 144-1).

### **2. Housing Authority of the City of Washington Response**

- a.** The Housing Authority is working on obtaining No Loitering signs for all sites.
- b.** The Housing Authority will consider the recommendation made by the Resident Advisory Board member, Lizzie White.

## **Attachment ga144g01**

# **HOUSING AUTHORITY OF THE CITY OF WASHINGTON**

## **ACTION PLAN FOR THE PHAS RESIDENT SURVEY**

### **OVERVIEW/BACKGROUND**

The results of the Resident Service and Satisfaction Survey indicate that Housing Authority of the City of Washington received a score of 58% under the Communications Section, 46.3% under the Safety Section and 59.4% under the Neighborhood Appearance Section. As a result, we are required to include this Resident Assessment Follow-up Plan along with our PHA Annual Plan for our fiscal year that begins on January 1, 2001.

Our Authority is more than pleased to address any and all issues raised regarding communication and safety at our public housing developments. Unfortunately, we are unable to address the specific concerns expressed by the residents because we have been unable to obtain the detailed information from HUD.

Our Authority is interested in addressing any and/or real or perceived concerns that the residents may have regarding communications, neighborhood appearance, services, maintenance and repair and safety. We will strive to make any necessary and appropriate improvements to our management operations, our maintenance policies and practices and in our modernization plans that are in the best interests of our residents, the Housing Authority and the community.

### **RESIDENT SURVEY**

We determined that our best course of action was to discuss all five (5) of the elements of the Resident Service and Satisfaction Survey with the residents that were in attendance at the Resident Advisory Board meetings held as a part of our Agency Plan development process.

Our Resident Survey Follow-up Plan consists of the following steps:

#### **STEP ONE: CONDUCT MEETINGS WITH THE RESIDENT ADVISORY BOARD**

Action: Meet with the Resident Advisory Board and discuss their concerns regarding any of the sections outlined in the Survey.

Comments: During the Agency Plan development process the Housing Authority met periodically with the Resident Advisory Board.

**STEP TWO: DOCUMENT COMMENTS RECEIVED IN THE PHA PLAN**

Action: Document comments received (if any) from the residents in the PHA Plan, Section 6. Other Information and Attachment ga144f01;

Comments: The Resident Advisory Board comments (if any) were documented by the Housing Authority.

**STEP THREE: ADDRESS THE COMMENTS RECEIVED**

Action: Address the comments received (if any) from the residents in the PHA Plan, Section 6. Other Information, and Attachment ga144f01.

Results: The comments received from residents and the Housing Authority's response are addressed in Section 6. Other Information of the PHA Plan and Attachment ga144f01.

**GOALS AND OBJECTIVES**

The Housing Authority of the City of Washington has adopted goals and objectives that include, but are not limited to, resident concerns. They are as follows.

**HUD STRATEGIC GOAL: INCREASE THE AVAILABILITY OF DECENT, SAFE, AND AFFORDABLE HOUSING**

**HOUSING AUTHORITY GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING**

**Objectives:**

1. Improve public housing management;
2. Increase customer satisfaction; and
3. Renovate or modernize public housing units.

**HUD STRATEGIC GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY**

**HOUSING AUTHORITY GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

**Objective:**

1. Implement public housing security improvements.

**HUD STRATEGIC GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS**

**HOUSING AUTHORITY GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS**

**Objectives:**

1. Increase the number and percentage of employed persons in assisted families; and
2. Provide or attract supportive services to improve assistance recipients' employability.

**HUD STRATEGIC GOAL: ENSURE EQUAL OPPORTUNITY IN HOUSING FOR ALL AMERICANS**

**HOUSING AUTHORITY GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

**Objectives:**

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; and
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.

## OTHER ACTION ITEMS

### Communications

- The Housing Authority of the City of Washington will continue to seek resident involvement in the development of both an annual and long range plan for the modernization of its public housing units and site improvements.
- We have updated our written policies and procedures, including the Admissions and Continued Occupancy Policy, Grievance Procedure, Dwelling Lease, and Pet Policy. The Resident Advisory Board has been given the opportunity to provide comments and recommendations regarding each of the policies.
- We plan to hold periodic meetings with residents at each of the developments and with our Resident Advisory Board to communicate services, procedures and other neighborhood related issues. Residents will be encouraged to express concerns regarding maintenance and repair, communications, safety, services, and neighborhood appearance. Residents will be encouraged to actively participate in activities that promote the overall well being of the development.

### Safety

- The Housing Authority of the City of Washington is developing a physical needs assessment of all of its public housing developments. We have budgeted for numerous physical improvements that will enhance neighborhood appearance and improve resident perception of security and safety. The following are a few of the improvements planned over the next five years.
  1. New shrubbery, grass and minor regrading.
  2. Removal of tree roots and replacement of sidewalks.
  3. Replace siding and soffits with vinyl siding and soffits.
  4. New development identification signs.
  5. Increase security lighting.
  6. Install new fencing.
  7. Reroof buildings.

8. Install new smoke detectors where necessary.
9. Install new steel window screen and screen doors.
10. Modernize kitchens and bathrooms
11. Provide roll out garbage carts/containers for each unit

- All criminal activities known to the Housing Authority are reported to local police authorities. Residents are encouraged to report criminal activities to the local police and the Housing Authority.
- Our adopted Admissions and Continued Occupancy policy includes an applicant and resident screening process which denies admission and continued occupancy to those individuals who do not meet the legal criteria established by HUD and the suitability criteria established by the Board of Commissioners.
- Our public housing Dwelling Lease defines safe behavior for residents and outlines policies for termination for failure to abide by such policies.

### **Neighborhood Appearance**

- The Housing Authority will work with the appropriate City of Washington officials to improve the appearance of the neighborhoods surrounding our public housing developments.
- Residents will be encouraged to report neighborhood appearance problems such as litter and vandalism. Residents will be advised regarding trash collection policies and procedures. Residents that fail to maintain the grounds around their units will be counseled and if necessary, charged for cleaning up trash and litter.
- The Housing Authority will institute a policy for eliminating graffiti within 24 hours of discovery.

In summary, the Housing Authority of the City of Washington is striving to improve the quality of life for its residents. In addition, we will continue to address all aspects of the resident survey including maintenance and repair, safety, communications, neighborhood appearance and services in our operations and administration of the public housing program and in our periodic meetings and other forms of communications with our residents. **Our ultimate goal is to achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.**